

042.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,004,500 / 1,004,500

USE VALUE: 1,004,500 / 1,004,500

ASSESSED: 1,004,500 / 1,004,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
88-90		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CARTHY DANIEL J-ETAL
Owner 2:	MC CARTHY PATRICIA J
Owner 3:	

Street 1: 22 TRAVIS DRIVE

Street 2:

Twn/City: FRAMINGHAM

St/Prov: MA Cntry: Own Occ: Y

Postal: 01701 Type:

PREVIOUS OWNER

Owner 1: MC CARTHY DANIEL J-ETAL -

Owner 2: MC CARTHY EDWARD D -

Street 1: 22 TRAVIS DRIVE

Twn/City: FRAMINGHAM

St/Prov: MA Cntry:

Postal: 01701

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2683 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							4950.000		544,000		5,700		454,800		1,004,500							
Total Card							0.114		544,000		5,700		454,800		1,004,500		Entered Lot Size					
Total Parcel							0.114		544,000		5,700		454,800		1,004,500		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT									Parcel ID		PAT ACCT.					
TAX DISTRICT									Parcel ID		PAT ACCT.					
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes																
MC CARTHY DANIE	37246-383		12/3/2002	Family					1	No						
	21541-160		11/1/1991					220,000	No	No	Y					

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/25/2004	652	Siding	24,900			G6	GR FY06	VINYL SIDING	4/24/2018	TTL REFUSAL	BS	Barbara S					
8/26/1997	497		2,500					REB/WDK NEW WDK GA	5/7/2009	Meas/Inspect	189	PATRIOT					
10/28/1996	555	Manual	3,500					REPAIR GARAGE	4/4/2005	Permit Visit	BR	B Rossignol					
									3/8/2005	External Ins	BR	B Rossignol					
									5/5/2000	Inspected	276	PATRIOT					
									2/15/2000	Mailer Sent							
									2/15/2000	Measured	197	PATRIOT					
									8/23/1993		AJS						

Sign: VERIFICATION OF VISIT NOT DATA _____

